

## Board of County Commissioners Agenda Request

Date of Meeting: April 26, 2005

Date Submitted: April 20, 2005

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator  
Tony Park, P.E., Director of Public Works

Subject: Conduct a Public Hearing for the Whispering Pines East Subdivision 2/3  
Paving Project

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### **Statement of Issue:**

Conduct the first public hearing for the Whispering Pines East Subdivision 2/3 paving project for the construction of special improvements.

### **Background:**

During its July 27, 2004 meeting, the Board accepted the petition and directed staff to begin right-of-way and easement acquisition and record deed documents specific to the project.

In accordance with Section 16-29 of the Code of Laws of Leon County, the Board will hear all interested persons on the special improvements proposed. The Board may then or thereafter reject the petition, or it may direct, by resolution, that the special improvements be constructed (Attachment #1).

Affected property owners have been notified of the public hearing by regular mail, certified mail and a Public Notice published in the local newspaper (Attachments #2 and #3) in accordance with the Code of Laws of Leon County.

### **Analysis:**

Whispering Pines East is a private subdivision located in Section 33, Township 1 North, Range 2 West. Its single access into the subdivision connects to Highway 20. The streets involved are: Pond Pine Street, Belk Drive, Pinacea Lane, Post Oak Drive, Chinkapin Lane, Mastic Lane, Inkwood Lane, and Bay Cedar Drive. Total length of the roadways is approximately 9,365 feet (Attachment #4).

Improvements will consist of the resurfacing of existing roadway, stabilization of roadway shoulders and swales, base and drainage system improvements if necessary. The preliminary estimate provided to the property owners at the time of the petition, dated October 2002, was \$694,000. This equates to an estimated \$4,960 per lot assessment. On March 30, 2005, staff prepared an updated pre-design construction cost estimate of \$1,084,271. It should be noted that neither of these estimates include any cost for acquisition of right-of-way or easements necessary to complete the project.

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Based upon staff's experience on past 2/3 projects where it has been necessary to negotiate, purchase or to acquire property by eminent domain, total project cost for this project could potentially approach \$1,500,000. Also, anticipated material and labor cost have been increasing by 10% per year, adding to the overall cost of the project. Section 16-28 of the Code of Laws specifies that the Board determine if the properties will be specially benefitted to the extent of the liens. Recent sales in the area indicate vacant lot values in Whispering Pines East have a median value of \$15,000. The County's appraiser has estimated that a lot located on a dirt road in a manufactured-home community such as Whispering Pines will likely experience an approximate 25% increase in value after the dirt road is paved. Based on the new construction cost estimates as well as additional costs, staff estimates that the special assessment liens would now range anywhere from \$7,900 to \$10,900.

According to the County Attorney's office, the Board should take into account several different factors in determining whether the lots will be specially benefitted to the full extent of the special assessment liens. The term special benefit does not mean simply an increase in market value. It also means any potential or actual added use or enjoyment of the property. In fact, special assessments have been upheld by the Florida courts for situations in which the evidence demonstrated that there was no increase in value to the lots specially benefitted by the special improvements.

This is the first of two public hearings required by Article II, Chapter 16 of the Code of Laws. The second public hearing will occur after all improvements have been constructed and final costs are known. In accordance with Sections 16-29 of the Code of Laws of Leon County, the Board will hear all interested persons on the special improvements proposed.

Should the Board adopt the Resolution and direct staff to proceed, staff will present an agenda item requesting a budget amendment from Capital Improvements to begin the initial design phase of the project.

**Options:**

1. Conduct the first public hearing on the Whispering Pines East Subdivision 2/3 Paving Project and adopt resolution authorizing special improvements.
2. Conduct the first public hearing on Whispering Pines East Subdivision 2/3 Paving Project and do not adopt resolution authorizing special improvements.
3. Board direction.

**Recommendation:**

Option #1.

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Attachments:

1. Copy of Resolution
2. Copy of letter to owners
3. Copy of published notice
4. Location map

PA/TP/MM/djw

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**RESOLUTION: 05-\_\_\_\_\_**

**ACCEPTANCE OF PETITION FROM OWNERS OF  
WHISPERING PINES EAST SUBDIVISION FOR ROADWAY IMPROVEMENTS  
AND DETERMINATION OF SPECIAL BENEFIT TO OWNERS' PROPERTIES**

**WHEREAS**, pursuant to Article II of Chapter 16 of the Code of Laws of Leon County, Florida (hereinafter the Ordinance), the Board of County Commissioners of Leon County, Florida (hereinafter the Board) has been presented a petition (hereinafter the Petition) which requests resurfacing and maintenance of existing roadways, stabilization and maintenance of roadway shoulders and swales, and various other improvements (hereinafter referred to collectively as the Special Improvements) in the Whispering Pines East Subdivision located Section 33, Township 1 North, Range 2 West, Leon County, Florida; and

**WHEREAS**, the Petition requests that the Special Improvements be made to the roads identified as Pond Pine Street, Belk Drive, Pinacea Lane, Post Oak Drive, Chinkapin Lane, Mastic Lane, Inkwood Lane, and Bay Cedar Drive (hereinafter referred to collectively as the Roadways) and, in accordance with the Ordinance, the Petition was signed by at least two-thirds of the owners of two-thirds of the properties abutting the Roadways; and

**WHEREAS**, in accordance with the Ordinance, a notice was published in the Tallahassee Democrat, a newspaper of general circulation in Leon County, which stated that the Board, at its regular meeting on April 26, 2005, would hear all interested persons with comments on the Special Improvements, and which also stated in general terms the description, the location, and the estimated cost of the Special Improvements along with a description of the properties to be specially benefitted by the Special Improvements and against which a special assessment is to be made (hereinafter the Notice); and

**WHEREAS**, in accordance with the Ordinance, a copy of the Notice was timely mailed by certified mail to the record title holders of the properties to be specially benefitted by the Special

Improvements and against which a special assessment is to be made (hereinafter the Assessed Properties); and

**WHEREAS**, pursuant to the Notice, the Board conducted the public hearing on April 26, 2005 in the Commission Chambers of the Leon County Courthouse, during which the Board received public comment from each and every person so requesting; and

**WHEREAS**, the Board, in making the determination of the extent to which the Special Improvements will specially benefit the Assessed Properties, has been advised by staff of the estimated median value of the Assessed Properties based on recent comparable sales, and of the potential amount of the special assessment to be made against each of the Assessed Properties based on the anticipated costs of the Special Improvements including, but not limited to, the costs of construction, the costs of acquisition of additional rights-of-way, and any administrative and funding costs incurred in connection with the Special Improvements; and

**WHEREAS**, the Board has been advised by the County Attorney's office of the factors that the Board should take into consideration in making the determination of the extent to which the Special Improvements will specially benefit the Assessed Properties.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leon County, Florida, that:

1. All procedural requirements of Article II of Chapter 16 of the Code of Laws of Leon County, Florida have been met in order for the Board to order the Special Improvements and to make the determination of the extent to which the Special Improvements will specially benefit the Assessed Properties.

2. The Special Improvements are hereby ordered to be constructed in accordance with the request presented in the Petition to include, but not be limited to, resurfacing of existing roadways, stabilization of roadway shoulders and swales, maintenance of said roadways, shoulders and swales, and other such improvements.

3. The Special Improvements will specially benefit the Assessed Properties to the full extent of the actual costs of the Special Improvements to be equitably apportioned against each of the Assessed Properties including, but not limited to, the costs of construction, the costs of acquisition of additional rights-of-way, and any administrative and funding costs incurred in connection with the Special Improvements (hereinafter the Total Costs).

4. After the completion of the Special Improvements and the calculation of the Total Costs incurred for the Special Improvements, the Total Costs shall be equitably apportioned among each of the Assessed Properties and liens in the amount of such equitable apportionment shall be specially assessed against each of the Assessed Properties in accordance with the Ordinance.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the 26th day of April, 2005.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Cliff Thaeli, Chairman  
BOARD OF COUNTY COMMISSIONERS

ATTEST:

**BOB INZER, CLERK OF THE CIRCUIT COURT**  
**LEON COUNTY, FLORIDA**

BY: \_\_\_\_\_

**APPROVED AS TO FORM:**

**OFFICE OF THE COUNTY ATTORNEY**  
**LEON COUNTY, FLORIDA**

BY: \_\_\_\_\_  
Herbert W. A. Thiele  
County Attorney

**Whispering Pines East**  
**EXHIBIT "A"**  
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<b>PROPERTY DESCRIPTION (Official Record Book and Page)</b>	<b>Tax Item Number</b>	<b>Owner</b>	<b>Address</b>	<b>PAGE</b>
2233200040000	482/358 769/759	M. G. & R.E. HOCHSTEDLER	9113 Blountstown Hwy.	Tallahassee, FL 32310
223316 0001	2424/1140	SARA A RODRIQUE TRUSTEE	916 E PARK AVE	TALLAHASSEE FL 32301
223316 0002	1060/1854	TALQUIN ELECTRIC	PO BOX 1679	QUINCY FL 32351
223316 0003	2878/0138	JOHN S COULTER	4922 LESTER RD	TALLAHASSEE FL 32317
223316 A0010	3121/1571	SHANNON O'CONNOR	213 POND PINE ST	TALLAHASSEE FL 32310
223316 A0020	1301/0240	JOHN M FARRELL	221 POND PINE ST	TALLAHASSEE FL 32310
223316 A0030	2086/2205	ROCHELLE TOMLIN	229 POND PINE ST	TALLAHASSEE FL 32310
223316 A0040	2438/0023	FAYE P WILLIS	237 POND PINE ST	TALLAHASSEE FL 32310
223316 A0050	2100/2129	MARION KING	245 POND PINE ST	TALLAHASSEE FL 32310
223316 A0060	2088/1432	C. J. WHITFIELD	253 POND PINE ST	TALLAHASSEE FL 32310
223316 A0070	1869/2198	DOROTHY D. SADLER	261 POND PINE ST	TALLAHASSEE FL 32310
223316 A0080	2104/1838	KELLY CARROLL	269 POND PINE ST	TALLAHASSEE FL 32310
223316 A0090	1130/0608	ROBBIE L. AND EMMA BRINSON	277 POND PINE ST	TALLAHASSEE FL 32310
223316 A0100	1858/0586	J. L. AND CHRISTOPHER WARNER	285 POND PINE ST	TALLAHASSEE FL 32310
223316 A0110	1498/1483	CALVIN PARRAMORE	293 POND PINE ST	TALLAHASSEE FL 32310

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223316 A0120	1345/1378	FRANKLIN K. EDWARDS	301 MASTIC LN TALLAHASSEE FL 32310
223316 A0130	2889/1310	ANTHONY WRIGHT	104 STACIA ST TALLAHASSEE FL 32305
223316 A0140	1388/0923	PATRICIA PAYNTER	317 MASTIC LN TALLAHASSEE FL 32310
223316 A0150	1231/0797	POLLY MCCONNELL LAWRENCE J. LOVE AND REBECCA PORTER	325 MASTIC LN TALLAHASSEE FL 32310
223316 A0160	1175/2056		333 MASTIC LN TALLAHASSEE FL 32310
223316 A0170	1322/1631	GORDON AND MARY SHICK EDWARD J. BROWN AND WILLIE M. MILLS	341 MASTIC LN TALLAHASSEE FL 32310
223316 A0180	3037/0154		349 MASTIC LN TALLAHASSEE FL 32310
223316 A0190	2424/1144	SARA A. RODRIQUE TRUSTEE	916 E. PARK AVE. TALLAHASSEE FL 32301
223316 A0200	2424/1144	SARA A. RODRIQUE TRUSTEE	916 E. PARK AVE. TALLAHASSEE FL 32301
223316 A0210	2424/1144	SARA A. RODRIQUE TRUSTEE MICHAEL J. AND DEANA L. STRICKLAND	916 E. PARK AVE. TALLAHASSEE FL 32301
223316 A0220	2498/0225	MICHAEL J. AND DEANA L. STRICKLAND	388 MASTIC LN TALLAHASSEE FL 32310
223316 A0230	2231/0430	HENRY AND SANDRA A. McDOWELL LARRY BRYANT AND CINDY STOUTAMIREE	389 MASTIC LN TALLAHASSEE FL 32310
223316 A0240	OR 2140/0508		397 MASTIC LN TALLAHASSEE FL 32304
223316 A0250	2390/0773	MARJEAN M. JOHNSON	1037 CAPITAL CIRCLE NW TALLAHASSEE FL 32304
223316 A0260			8478 BAY CEDAR DR TALLAHASSEE FL 32310

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223316 A0270	2601/2058	CHARLES R. DESA	419 TANBARK PL TALLAHASSEE FL 32301
223316 A0280	3037/0537	MICKEY L. BRITT	4407 MILLWOOD LN TALLAHASSEE FL 32312
223316 A0290	2038/2248	WILLIAM K. AND CYNTHIA ANN WADE	8473 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0300	2036/2248	WILLIAM K. AND CYNTHIA ANN WADE	8473 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0310	2038/2248	WILLIAM K. AND CYNTHIA ANN WADE	8473 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0320	2559/2395	SCOTT P. STEWART	1038 LANGSTON LN HAVANA FL 32333
223316 A0330	1080/2217	DONALD M. AND A.M. WARRICK	8479 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0340	2250/1123	MINNIE L. PARAMORE	8481 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0350	1580/0611	JOHN WINN	8483 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0360	2956/1625	KRISTIE A. FUDGE	8489 BAY CEDAR DR TALLAHASSEE FL 32310
223316 A0370	2872/2271	DEBORAH E. HALL	8491 BAY CEDER DR TALLAHASSEE FL 32310
223316 A0380	2300/1200	BRENDA L. COLLINS	8495 BAY CEDAR DR TALLAHASSEE FL 32310
223316 B0010	1164/0305	W. W. AND S.A. UNGERFELT	PO BOX 20182 TALLAHASSEE FL 32310
223316 B0020	3153/1686	JEAN ALBERT HAINES JR.	8480 BELK DRIVE EAST TALLAHASSEE FL 32310
223316 B0030	1367/0804	GERALD SELLARS	PO BOX 20823 TALLAHASSEE FL 32310

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223316 B0040	1344/1109	W LESTER PEACOCK	8488 BELK DR TALLAHASSEE FL 32310
223316 B0050	1160/1127	HENRY AND ROMIE D. BUTLER	8492 BELK DR E TALLAHASSEE FL 32310
223316 B0060	1088/0456	SANDRA GRANGER	8486 BELK DR E TALLAHASSEE FL 32310
223316 C0010	2272/2248	JAMES MORRIS DRIGGERS JR	230 POND PINE ST TALLAHASSEE FL 32310
223316 C0020	1136/0183	OSCAR COLSTON	8481 BELK DR TALLAHASSEE FL 32310
223316 C0030	1819/2400	GORDON L. SMITH AND AMY L. DILLOW	8483 E BELK DR TALLAHASSEE FL 32310
223316 C0040	3120/2262	NETTIE MOSE AND LAKEISHA R. BROWN	8485 BELK DR TALLAHASSEE FL 32310
223316 C0050	1849/1694	THOMAS IVANOSKI	72 MT. ZION ROAD CRAWFORDVILLE FL 32327
223316 C0060	2890/1122	TINA G. BRACKINS	8492 PINACEA LAND TALLAHASSEE FL 32310
223316 C0070	2072/0489	CARL H. BARLOW	PO BOX 65573 TALLAHASSEE FL 32313
223316 C0080	1295/0321	TERESA WOOLVERTON ETAL	8486 PINACEA LN TALLAHASSEE FL 32310
223316 C0090	2433/0900	S E B INC	PO BOX 16517 TALLAHASSEE FL 32317
223316 C0100	2878/1232	NATHAN HUMPHRIES	3734 HOUSTON RD TALLAHASSEE FL 32304
223316 D0010	2968/0003	JULIEN FELIX	3128 HUNTINGTON WOODS BLVD TALLAHASSEE FL 32303
223316 D0020	1100/0941	TYLER J. AND TERESA L. BUSH	8479 PINACEA LN TALLAHASSEE FL 32310

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223316 D0030	2727/2160	CANDACE J. TOTTEN	TALLAHASSEE FL 32310
223316 D0040	3214/0377	VIRGINIA J. FARRELL	TALLAHASSEE FL 32303
223316 D0050	3214/0377	VIRGINIA J. FARRELL	TALLAHASSEE FL 32303
223316 D0060	2694/0710	WILLIAM G. AND SHIRLEY A. MCKNIGHT	TALLAHASSEE FL 32310
223316 D0070	1248/1506	CHARLIE J. AND M. K. ABBOTT	TALLAHASSEE FL 32310
223316 D0080	1248/1506	CHARLIE J. AND M. K. ABBOTT	TALLAHASSEE FL 32310
223316 D0090	2166/0356	LAWRA CODY	TALLAHASSEE FL 32310
223316 D0100	1940/2115	DORIS L. AND MACK M. SWAN	TALLAHASSEE FL 32309
223316 D0110	1974/0981	LISA E. HINES	TALLAHASSEE FL 32310
223316 D0120	1798/1757	MARY SCHWALL	TALLAHASSEE FL 32310
223316 D0130	1794/0422	LINDA K. KELLEY	TALLAHASSEE FL 32310
223316 D0140	1163/0400	AMERICAN GENERAL HOME EQUITY INC	TALLAHASSEE FL 32303
223316 E0010	3020/2342	NOELIA AND MARCOS A. PLANAS	TALLAHASSEE FL 32310
223316 E0020	2616/0306	GREGORY C. DANSBY	TALLAHASSEE FL 32310
223316 E0030	1202/0782	ELIJAH AND FRANCES SIMMONS	TALLAHASSEE FL 32310

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223316 E0040	1289/1175	ROBERT L. HAND	244 CHINKAPIN LN	TALLAHASSEE FL 32310
223316 F0010	1075/0471	ROBERT W. TAYLOR	RR 3 BOX 5373	HAVANA FL 32333
223316 F0020	1135/1452	VANCE E. AND LEE G. WINTERS	260 CHINKAPIN LN	TALLAHASSEE FL 32310
223316 F0030	1729/2000	DANIEL A. AND PATRICIA ISCRUPE	288 CHINKAPIN LN	TALLAHASSEE FL 32310
223316 F0040	1070/0363	JAMES L. AND K.S. PAYNE	302 POST OAK DR	TALLAHASSEE FL 32310
223316 F0050	1881/2359	DEBRA GAY FULBRIGHT	310 POST OAK DR	TALLAHASSEE FL 32310
223316 F0060	3004/0024	CLARENCE S. BOLING	318 POST OAK DRIVE	LAKE CITY FL 32025
223316 F0070	2378/1238	CHARLES R. DESA	328 POST OAK DRIVE	CHIPLEY FL 32428
223316 G0010	2101/1781	PATRICIA A. BOLAND	844 W. THETIS PLACE	TALLAHASSEE FL 32310
223316 G0020	1868/1886	MARGARET K. DIXON	1584 ORANGE HILL RD	TALLAHASSEE FL 32310
223316 G0030	1913/0316	JAMES G. AND BETTY A. PAFFORD	293 POST OAK DR	TALLAHASSEE FL 32310
223316 G0040	1387/1622	CAROL ANN LODMAN	297 POST OAK DR	TALLAHASSEE FL 32310
223316 G0050	1568/1050	ANDREW N. AND MARLENE B. CHESSHER	301 POST OAK DR	TALLAHASSEE FL 32310
223316 G0060	3013/0759	JOHN COULTER	4922 LESTER ROAD	TALLAHASSEE FL 32311
223316 G0070	3107/1171	EDWARD J. MCKOWN	327 POST OAK DR	TALLAHASSEE FL 32311

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<b>PROPERTY DESCRIPTION (Official Record Book and Page)</b>	<b>Tax Item Number</b>	<b>Owner</b>	<b>Address</b>	<b>ATTACHMENT #</b>
223316 G0080	3234/1421	NICHOLAS J. RAHMING	343 POST OAK DRIVE	TALLAHASSEE FL 32310
223316 G0090	2589/0049	MELVIN JEAN AND LARRY ADAMS	324 POND PINE ST	TALLAHASSEE FL 32310
223316 G0100	1389/1365	NATALIE LITTLE	PO BOX 418	CARRABELLE FL 32322
223316 G0110	1639/0002	CAMERON L. COOPER	3433 DORCHESTER COURT	TALLAHASSEE FL 32312
223316 G0120	1250/1373	REGINA BRACK	300 POND PINE ST	TALLAHASSEE FL 32310
223316 G0130	2886/1312	ANTHONY WRIGHT	104 STACIA ST	TALLAHASSEE FL 32305
223316 G0140	1673/1149	L WAYNE SHOUE	400 CAPITAL CIR SE, STE 18 #180	TALLAHASSEE FL 32301
223316 H0010	OR 3139/0166	LISA BOGUE	307 POND PINE ST	TALLAHASSEE FL 32310
223316 H0020	1588/1990	YONZAL L. DICKEY	315 POND PINE ST	TALLAHASSEE FL 32310
223316 H0030	3090/1971	JONATHAN B. COULTER	P.O. BOX 5274	TALLAHASSEE FL 32314
223316 H0040	3038/1454	KATHLEEN MARIE MARCH	331 POND PINE ST	TALLAHASSEE FL 32310
223316 H0050	1809/0919	L WAYNE SHOUE	400 CAPITAL CIR SE, STE 18 #180	TALLAHASSEE FL 32301
223316 H0060	1359/0837	ARCHIE AND T. HAMILTON	5483 JACKSON BLUFF ROAD	TALLAHASSEE FL 32310
223316 H0070	2588/0873	GRACIE A. MOON	357 POST OAK DR	TALLAHASSEE FL 32310
223316 H0080	3232/1095	THOMAS C. AND CHARLOTTE H. BRYANT	400 INKWOOD LN	TALLAHASSEE FL 32310

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PROPERTY DESCRIPTION (Official Record Book and Page)		Tax Item Number	Owner	Address
223316 H0080	1310/2325	BARBARA KNIGHT	392 INKWOOD LN	TALLAHASSEE FL 32310
223316 H0100	2801/1703	SANDRA L. KOELLE	3400 OLD BAINBRIDGE RD #310	TALLAHASSEE FL 32303
223316 H0110	2807/1427	LEX C. THOMPSON	6863 PROCTOR ROAD	TALLAHASSEE FL 32309
223316 H0120	3028/1057	DANIEL E. AND MARCOS V. MALDONADO	5583 DENARGO DR	TALLAHASSEE FL 32303
223316 H0130	1263/1930	JOSEPH D. AND C.L. BURDESHAW	348 JOHNSON RD	HAVANA FL 32333
223316 I0010	2442/0753	RANDELL W. AND AUDREY GANEY	PO BOX 2804	TALLAHASSEE FL 32316
223316 I0020	1327/1495	CYNTHIA A. WALKER	385 INKWOOD LN	TALLAHASSEE FL 32310
223316 I0030	2993/2238	RB HOME DEVELOPMENT INC	P.O. BOX 18092	TALLAHASSEE FL 32317
223316 I0040	2422/0727	JULIETTE L. MCGRIFF	401 INKWOOD LN	TALLAHASSEE FL 32310
223316 I0050	1711/0683	L WAYNE SHOUPE	400 CAPITAL CIR SE STE 18 #180	TALLAHASSEE FL 32301
223316 I0060	3211/0512	JAMES W. MELVILLE JR.	4117 INKWOOD LANE	TALLAHASSEE FL 32310
223316 I0070	2084/1821	HARVEY L. AND BETTY GRIFFIN	427 INKWOOD LN	TALLAHASSEE FL 32310
223316 I0080	2195/0295	JENNIFER TAYLOR	433 INKWOOD LN	TALLAHASSEE FL 32310
223316 I0090	1980/0181	BONNIE CARTER	443 INKWOOD LN	TALLAHASSEE FL 32310
223316 I0100	1143/2199	CARL J. DUNCAN	459 INKWOOD LN	TALLAHASSEE FL 32310

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223316 10110	10700360	CARL J. DUNCAN	TALLAHASSEE FL 32310
223316 10120	20070803	ANDREW W. WEAVER	QUINCY FL 32351
223316 10130	216172394	RICK CALVERT	HAVANA FL 32333
223316 10140	25350865	T GLENN EDWARDS	TALLAHASSEE FL 32310
223316 10150	27090159	STEVE L AND JUDITH T. RUSSELL	CRAWFORDVILLE FL 32327
223316 10160	31050844	SHAUNDRA BROWN	TALLAHASSEE FL 32310
223316 10170	13630442	DARRYL BRIDGES	TALLAHASSEE FL 32312
223316 10180	14120718	MAYRA R. DANIEL	HAVANA FL 32333
223316 10190	29141893	HORACE AND GLORIA SHEFFIELD	HAVANA FL 32333
223316 10200	26870570	J C REAL ESTATE INC	TALLAHASSEE FL 32314
223316 10210	30230107	GARY MICHAEL MITCHELL REVOCABLE TRUST	TALLAHASSEE FL 32309
223316 J0010	24860880	ROBERTA ALLEN	TALLAHASSEE FL 32310
223316 J0020	31850303	OCWEN FEDERAL BANK, FSB	WEST PALM BEACH, FL
223316 J0030	17270981	EDWARD RODGERS AND SANDRA TRAHAN	33418-4737
223316 J0040	24610547	SHUKRIYYAH M. TOMES AND CHADMICK NELSON	TALLAHASSEE FL 32310
			TALLAHASSEE FL 32310

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PROPERTY DESCRIPTION (Official Record Book and Page)		Owner	Address
223316 J0050	10840453	GLADYS WALKER	410 INKWOOD LN TALLAHASSEE FL 32310
223316 J0080	27882320	RALPH F. SHIPMAN	418 INKWOOD LN TALLAHASSEE FL 32310
223316 J0070	25870930	MARY JANE MILLER LIFE ESTATE	426 INKWOOD LN TALLAHASSEE FL 32310
223316 J0080	16731146	DONNIE AND TERESA HOSEY	434 INKWOOD LN ORLANDO FL 32832
223316 J0080	32420845	CRAIG RODRIGUE	14147 NELL DRIVE TALLAHASSEE FL 32310
223316 J0100	18601502	CYNTHIA A. JINKS	450 INKWOOD LN JACKSONVILLE FL 32246
223316 J0110	31830533	WELLS FARGO BANK MINNESOTA	4800 TOUGHTON

ATTACHMENT # 1  
 PAGE 16 OF 20

Leon County Public Works  
2280 Miccosukee Road  
Tallahassee, Florida 32308  
(850) 488-8003

April 5, 2005

FIELD(3)  
FIELD(4)  
FIELD(5)

RE: Whispering Pines East Subdivision 2/3 Paving Project  
Parcel #FIELD(1)

Dear Property Owner:

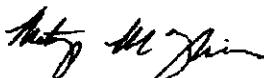
There will be a public hearing in the Commission Chambers on the 5<sup>th</sup> floor of the Leon County Courthouse, at 6:00 p.m. during the April 26, 2005 Board of County Commissioners meeting for the purpose of receiving comments on the proposed special improvements to the streets in Whispering Pines East Subdivision.

It has been determined that the petition submitted to the Board of County Commissioners does meet the requirements of Article II, Chapter 16 of the Code of Laws of Leon County, Florida. Leon County Property Appraiser records indicate that a parcel of property abutting a section of the road affected by the petition is recorded in your name.

You are invited to attend the public hearing to voice your opinion on the proposed improvements to the streets in Whispering Pines East Subdivision and the special assessment upon abutting parcels. As evidenced by the petition, there may be a substantial number of owners unwilling to donate the required right-of-way or easements which could result in assessments exceeding the previous estimate. In order to complete the project, it will be necessary to negotiate and purchase these areas or to acquire by eminent domain. The cost of these acquisitions will be added to the total project cost and can result in the project cost increasing from one and a half to two times the original estimate. The Board of County Commissioners encourages your input into its decision at the public hearing on whether or not the project will result in a special benefit to your property to the extent of the special assessment amount. The purpose of the public hearing is to provide you an opportunity to express to the Board any concerns you may have about the project and the amount of the special assessment.

Should you have any questions, I may be reached at (850) 488-8003 or forward any written comments to me at the address listed above.

Sincerely,



Mitzi McGhin  
Right-of-Way Agent

## NOTICE OF PUBLIC HEARING

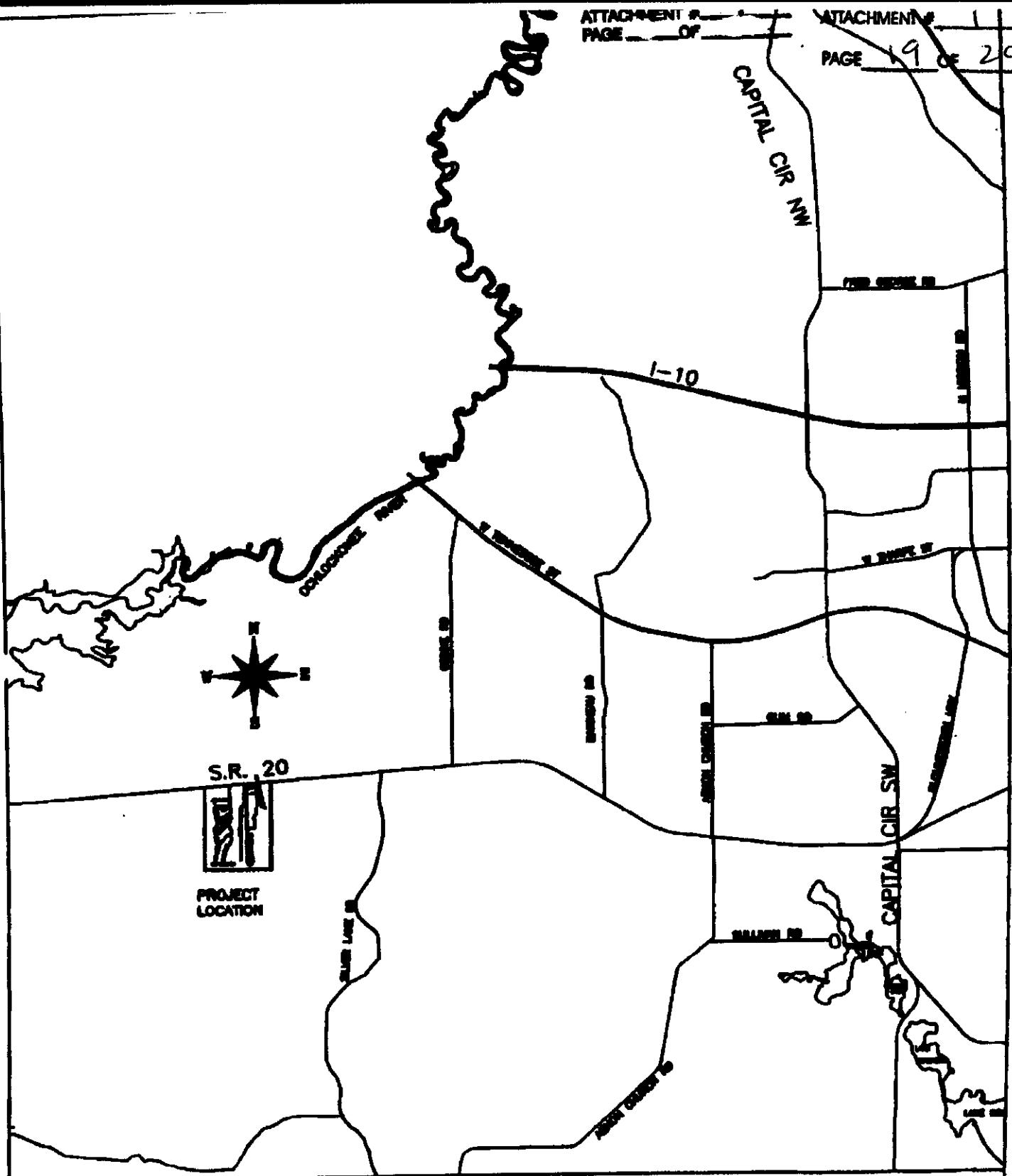
NOTICE is hereby given that at 6:00 p.m. on the 26th day of April, 2005, the Board of County Commissioners of Leon County, Florida will receive comments of all interested persons to proposed special improvements on the streets in Whispering Pines East Subdivision known as Pond Pine Street, Belk Drive, Pinacea Lane, Post Oak Drive, Chinkapin Lane, Mastic Lane, Inkwood Lane, and Bay Cedar Drive located in Section 33, Township 1 North, Range 2 West, Leon County, Florida, totaling approximately 9,365 linear feet of roadway. The special improvements contemplated are resurfacing of existing roadway, stabilization of roadway shoulders and swales, base and drainage system improvements. The cost of said improvements will be borne by those property owners whose property adjoins the specified roadways by means of special assessment. The estimated pre-design construction cost of these special improvements is \$1,084.271. The total cost is to be divided equally among the number of affected subdivision lots.

ALL INTERESTED PERSONS ARE INVITED TO BE HEARD.

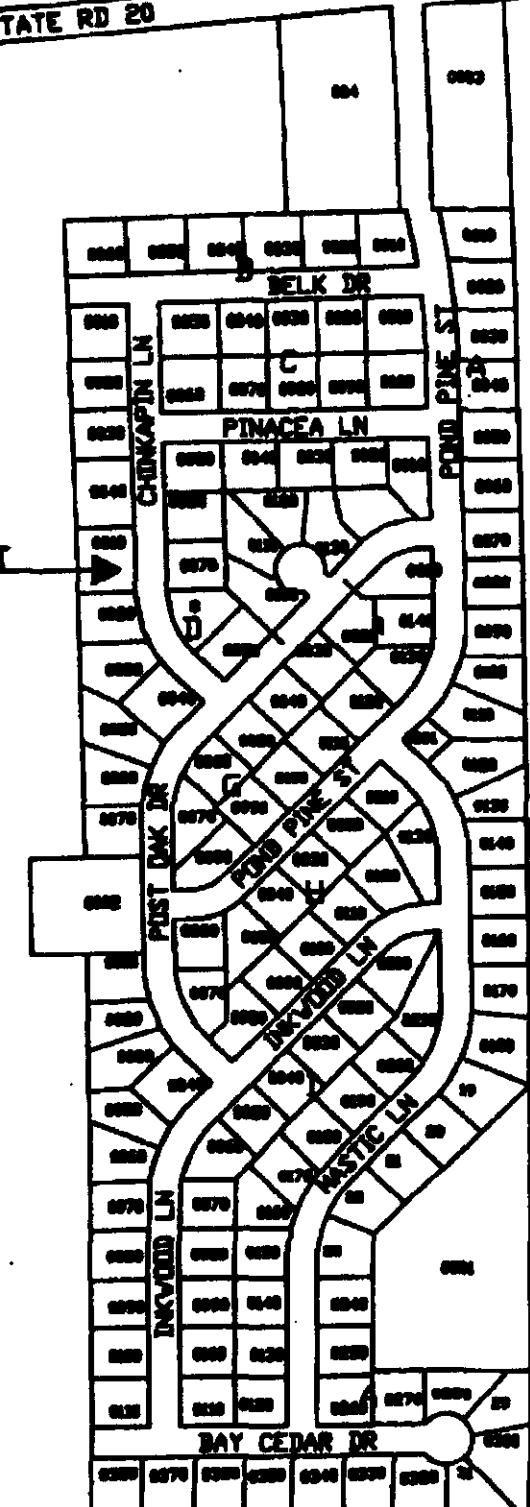
/s/ Cliff Thaell  
Chairman, Board of County Commissioners  
Leon County, Florida

/s/ Bob Inzer  
Clerk of Circuit Court  
Leon County, Florida

NOTE: To be advertised on Wednesday, April 13, 2005 and  
Wednesday, April 20, 2005.



LOCATION MAP  
NOT TO SCALE



SITE MAP  
NOT TO SCALE